

# Unit 4309 - Beach Club 1

4309 - 1850 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11577120  
 Status: Active  
 Size: 1,086 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking  
 View: Intracoastal View,Water View  
 Rental Price: \$4,650  
 List PPSF: \$4  
 Valuated Price: \$670,000  
 Valuated PPSF: \$617

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

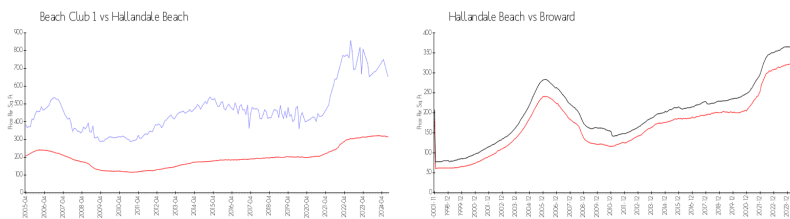
Number of units: 385  
 Number of active listings for rent: 29  
 Number of active listings for sale: 17  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

## Building Association Information

Beach Club Master Association  
 (954) 883-3300

[http://www.atlanticandpacific.net/beachclub/sub\\_category\\_list.asp?category=5&title=Cont](http://www.atlanticandpacific.net/beachclub/sub_category_list.asp?category=5&title=Cont)

## Market Information



Beach Club 1: \$661/sq. ft.  
 Hallandale Beach: \$315/sq. ft.  
 Hallandale Beach: \$315/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Beach Club 1: 4%  
 Hallandale Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Beach Club 1: 75 days  
 Hallandale Beach: 77 days  
 Broward: 72 days

